

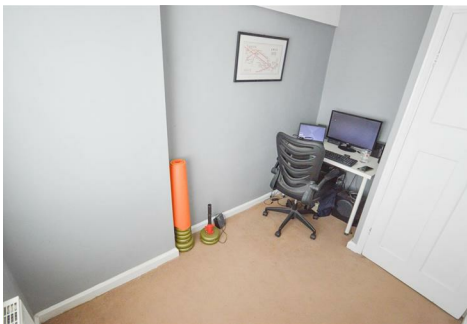
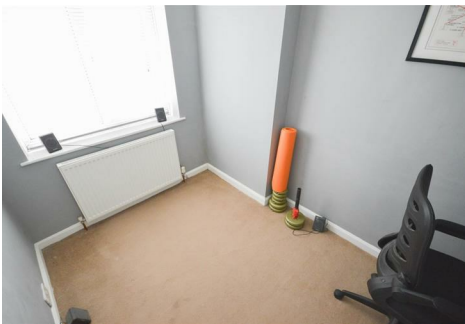
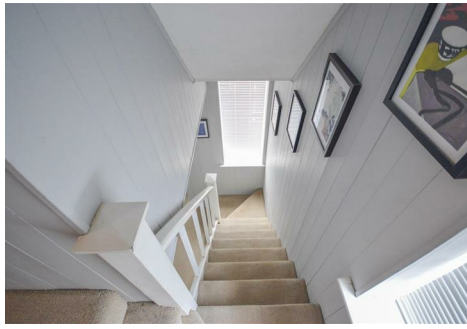
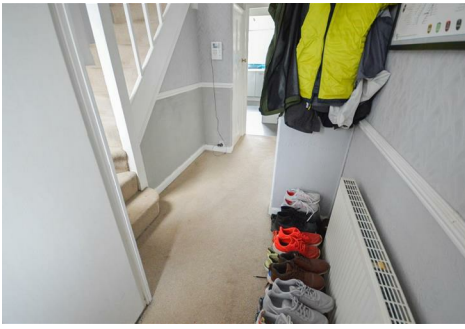
Marketing Preview



105 Thornbridge Drive, Sheffield, S12 4YH

£210,000

Bedrooms 3, Bathrooms 1, Reception Rooms 1



A fantastic opportunity to purchase this extended three bedroom semi-detached property which is situated in a popular area. Offering an open plan lounge/diner, modern kitchen and bathroom. Also having off road parking for three cars. Close to schools, amenities and road links to Sheffield City Centre and M1 Motorway. Perfect for first time buyers, investors or families!

PROPERTY DETAILS

- LEASEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND B

SUMMARY

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HALLWAY

Enter via uPVC door into the spacious hallway with carpeted flooring, ceiling light and radiator. Three storage cupboards and stair rise to the first floor. Door to the lounge and open to the kitchen.

LOUNGE/DINER 13'0" x 22'6"

A spacious and open lounge/diner with carpeted flooring, a marble surround with space for a fireplace and space for a large dining table. Two ceiling lights, two radiators and large bay window. Double sliding doors to the rear garden.

KITCHEN 11'1" x 13'2"

A modern and extended kitchen fitted with ample wall and base units and tiled splash back. Integrated oven, gas hob and extractor fan. Integrated slimline dishwasher, space for a full height fridge/freezer and washing machine. Two ceiling lights, radiator and window. Neutral decor and vinyl flooring. Door leading to the front of the property.

STAIRS/LANDING

A carpeted stair rise to the first floor landing with wood panelled decor, ceiling light and two windows. Access to the loft and doors to the three bedrooms and bathroom.

BATHROOM 9'9" x 6'9"

A modern and spacious bathroom having a bath, shower with a large shower tray, overhead and handheld shower and glass shower screen with a door. Wide sink with a mixer tap and close coupled WC. Ceiling light, vertical radiator and window. Vinyl wood effect flooring, extractor fan and storage cupboard housing the boiler.

BEDROOM ONE 10'1" x 11'0"

A double bedroom with carpeted flooring. Ceiling light, radiator and window to the front.

BEDROOM TWO 8'6" x 10'0"

A double bedroom with neutral decor, a feature wallpapered wall and carpeted flooring. Ceiling light, radiator and window to the rear. Large built in wardrobes.

BEDROOM THREE 6'0" x 10'4"

A third generous sized single bedroom with carpeted flooring. Ceiling light, radiator and window to the front.

OUTSIDE

To the rear of the property is a good sized private garden with a lawn. Also having a spacious, secure coalhole which is a good alternative storage for gardening tools in lieu of a shed which houses a tumble dryer (with power socket).

GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

